

**NOTICE OF PREPARATION OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE  
BALLPARK STUDY IN THE DIRIDON/ARENA AREA  
IN THE CITY OF SAN JOSE**

Project Applicant: San Jose Redevelopment Agency  
File Number: PP05-214  
APN: 251-35-014; 259-48-011, -012, -013, -052, -053, -057, -060,  
and -071; 261-35-002, -003, -006, -007, -010, -027, and  
-030; and 261-37-025

As the Lead Agency, the City of San Jose will prepare an Environmental Impact Report (EIR) for a Ballpark Study in the Diridon/Arena Area and would like your views regarding the scope and content of the environmental information to be addressed in the EIR. The EIR may be used by your agency when considering approvals for this project. A brief description of the proposed project, its site boundaries, and a summary of the potential environmental effects are attached.

The project description, location, and probable environmental effects, which will be analyzed in the Draft EIR for the project, are attached. According to State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible. **Written comments will be accepted until January 3, 2006.** Please identify a contact person, and send your response to:

City of San Jose  
Department of Planning, Building and Code Enforcement  
Attention: Michael Rhoades  
200 East Santa Clara Street, 3rd Floor  
San José, California 95113  
(408) 535-7823

Stephen M. Haase, AICP  
Director, Department of Planning, Building & Code Enforcement

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Deputy

Date: November 28, 2005

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BASEBALL STADIUM IN THE DIRIDON/ARENA AREA  
San Jose, California  
November 2005**

**A. Introduction**

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential for significant impacts on the environment; examine methods of reducing adverse environmental impacts; and consider alternatives to the project.

The Baseball Stadium in the Diridon/Arena Area Environmental Impact Report (EIR) will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the *CEQA Guidelines*. In accordance with CEQA requirements, the EIR will include the following:

- Summary of the proposed project and its potential environmental effects;
- Description of the proposed project;
- Description of the existing environmental setting, potential environmental impacts, and mitigation measures;
- Cumulative impacts;
- Alternatives to the proposed project; and
- Environmental consequences of the project, including: 1) the growth-inducing impacts of the proposed project; 2) any significant environmental effects which cannot be avoided if the project is implemented; 3) any significant irreversible and irretrievable commitments of resources; and 4) effects found not to be significant.

**B. Project Location**

The project site is located within the City of San Jose, in Santa Clara County. Figure 1 shows the project's regional location. The project site extends from the general area of West San Fernando Street south to West San Carlos Street. The site extends from Los Gatos Creek west to the rail road tracks. Figure 2 shows the location of project parcels in a local context.

The project site is comprised of varying land uses including commercial, light industrial, and office uses and associated surface parking lots and the San Jose Fire Department Training Center. Buildings in the project site range from one- to three-stories.

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## **C. Description of the Project**

The City of San José and the Redevelopment Agency of the City of San Jose are considering the development of a major league baseball stadium, a parking structure and a future commercial development site. Figure 3 (Site Location Study) shows a preliminary schematic drawing for the project. This Notice of Preparation is based on a conceptual plan for the stadium.

The project would reconfigure the 17 existing parcels in order to develop an approximately 706,800 square foot major league baseball stadium. Maximum capacity of the stadium would be 45,000 patrons. The baseball stadium, including all scoreboards, would have a maximum height of 200 feet. The lighting structures could exceed 200 feet in height, but no higher than 260 feet.

The stadium facility would also contain a combination of retail and restaurant uses either associated directly with the stadium or facilities located on the exterior of the building that provide general commercial or retail or food services.

As part of the proposed project, an approximately five-story, 1,200-space parking structure is proposed south of the stadium, south of Park Avenue. A pedestrian bridge crossing Park Avenue would connect the stadium and parking structure. Access to the parking structure would be provided from Park Avenue and South Autumn Street.

The project may also include the relocation of a PG&E substation currently located on the stadium site to a different location on the stadium site or to a location near or adjacent to the proposed parking facility on the south side of Park Avenue. If the substation is relocated, the existing substation will have to be decommissioned.

A future development site, located adjacent to the parking structure, at the southwest corner of Park Avenue and Bird Ave, is included as part of the proposed project and may include commercial uses associated with the baseball stadium. The height of the building on this site would be approximately 200 feet or less.

The baseball stadium would be located along the western edge of Downtown San Jose, and as such, would be accessible via several forms of public transportation. Existing transit service within the greater downtown area is provided by the Valley Transportation Authority (VTA), which provides bus, shuttle, and light rail services within Santa Clara County. The San José Diridon Station is located one block north of the project site and is served by Caltrain, the Altamont Commuter Express/Capital Corridor (ACE) train, Amtrak, and by future BART and high-speed rail service. Two light rail stations are also located within the immediate vicinity of the project site.

The proposed project would include demolition of existing structures on the site, closure of South Montgomery Street between West San Fernando Street and Park Avenue, and the realignment of South Autumn Street to the east of the project site

Agencies whose approval would or may be required include:

- City of San Jose
- Valley Transportation Authority

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- Bay Area Regional Water Quality Control Board
  - Santa Clara Valley Water District
  - Santa Clara County Airport Land Use Commission
  - California Public Utilities Commission
  - Bay Area Air Quality Air Management District
  - California Department of Transportation
  - Federal Aviation Administration

## **D. POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT**

The Environmental Impact Report will identify the significant environmental to resulting from the construction and operation of the baseball stadium. The EIR will address the following specific environmental topics:

### **1. Land Use**

The proposed project would occupy approximately 17 acres of land that is currently developed with commercial, light-industrial, and office uses. The proposed project's compatibility with surrounding land uses and General Plan and other applicable development plan policies will be discussed in the EIR. Appropriate mitigation measures will be identified for any significant land use impacts resulting from the proposed project.

### **2. Population, Employment, and Housing**

The proposed project would contribute to increased job growth in San Jose. The EIR will describe the existing demographics of the project area and vicinity and assess the socioeconomic impacts that will be created by the proposed project, to the extent that they will directly or indirectly result in physical changes to the environment. Appropriate mitigation measures will be identified for any significant population, employment, or housing impacts resulting from the proposed project.

### **3. Transportation, Circulation and Parking**

The proposed project would affect the traffic circulation and parking patterns in the project vicinity. The EIR will identify existing roadway conditions and other transportation elements (i.e., railroad, light rail, bus routes, bike routes, pedestrian routes, etc.) within and near the project site, including local streets and intersections, regional facilities (such as expressways), and freeways. The analysis will evaluate baseline (existing and approved) conditions against traffic impacts and the transportation improvements under the proposed project. Project traffic including planned roadway improvements in the area will be evaluated for conformance with the City's Transportation Level of Service Policy. The EIR will analyze potential impacts to the operations of the Norman Y. Mineta San Jose International Airport. Parking supply and demand impacts will also be discussed. The EIR will also analyze the project's compliance with adopted policies, plans, and programs supporting alternative modes of transportation. Mitigation measures for significant impacts will be identified, as appropriate.

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#### **4. Air Quality**

Construction and operation of the stadium will increase air pollution emissions in the area. The EIR will address air quality impacts resulting from vehicle emissions from stadium traffic and operations. The EIR will also discuss compatibility with regional air quality plans. Construction-related air quality impacts, such as vehicle exhaust and dust will be qualitatively discussed. Odors that may result from potential restaurant uses at the site will also be discussed. Mitigation measures will be identified for potentially significant air quality impacts, as appropriate.

#### **5. Noise**

Construction and operation of the stadium will increase noise levels in the project area. The EIR will assess potential noise impacts associated with the project, including impacts to existing and future development. Noise levels will be evaluated for consistency with City of San Jose standards and guidelines. The potential for noise from the stadium's public address system, crowd noise, and pyrotechnic noise will also be considered. Mitigation measures to reduce noise impacts will be identified, as appropriate.

#### **6. Biological Resources**

The EIR will describe the existing biological conditions within the project area, and potential impacts of the proposed project on vegetation and wildlife, including special-status species. The EIR will evaluate the likelihood of any significant impacts, including effects on the adjacent Los Gatos Creek. Measures to reduce or avoid biological impacts will be recommended, where appropriate.

#### **7. Geology, Soils, and Seismicity**

The EIR will assess soil and geologic conditions of the project area to address seismic hazards, including the potential for liquefaction, ground-shaking, soil erosion, and subsidence. Mitigation measures will be recommended, where appropriate.

#### **8. Hydrology and Water Quality**

The EIR will address any hydrology and storm drainage impacts that may occur as a result of the project. The analysis will discuss whether water quality and discharge requirements would be met, drainage patterns would be affected or altered, and if water resources would be degraded or depleted. Mitigation measures will be recommended, as appropriate.

#### **9. Hazards**

Historical releases of hazardous materials at or near the site could expose construction workers to hazardous materials during project development, and, if present, hazardous materials, soils and groundwater could potentially affect future workers and users of the project. Development of the project site would require the use of hazardous materials present in fuels, lubricants, and building materials. Project operation may include the use of pyrotechnics and other such hazardous materials. The EIR will include a description of the potential hazards on the site and the health and safety effects of development of the proposed project. Mitigation measures will be recommended, where appropriate.

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## **10. Cultural and Paleontological Resources**

The EIR will address potential impacts to historic structures and archaeological resources. The EIR will also address paleontological resources based on records review, literature search, and a field survey. Mitigation measures will be recommended, as appropriate.

## **11. Visual Quality and Aesthetics**

The proposed project would change the existing visual character of the site from a mix of one- to three-story buildings with a variety of architectural styles to a major league baseball stadium, which may result in significant impacts to the visual character of the site and its surroundings. The EIR will describe the existing visual conditions of the project area and address the potential effects on scenic resources or any degradation to the existing visual character. New shade or shadowing onto nearby land uses or natural resources, particularly Los Gatos Creek, will be analyzed. Additionally, development of the proposed project would introduce new sources of light to the area. The EIR will discuss the potential adverse effects of three forms of light: spill light, obtrusive light, and glare. Mitigation measures will be identified to address significant impacts, as appropriate.

## **12. Utilities**

The development of a baseball stadium will introduce new demands for utilities and infrastructure systems, including electricity, water supply; sanitary sewer/wastewater treatment and telecommunications. The availability and adequacy of existing services to serve the proposed project will be analyzed. Mitigation measures for any significant impacts to utilities and infrastructure will be recommended, as appropriate.

## **13. Public Services and Facilities**

The development of a baseball stadium and associated uses on the project site may result in an increase in demand for fire and police protection services. Increased use of area parks and recreational facilities may occur as a result of project development. The EIR will identify existing police, fire, and recreational services serving the project area, and will quantify the increase in service demands resulting from the proposed project. The availability and adequacy of existing services will be analyzed. Mitigation measures will be identified for any significant impacts to public facilities and services.

## **14. Energy**

The EIR will describe current energy demand from uses on the project site or in the project vicinity. The EIR will qualitatively describe potential impacts associated with increased energy demand due to the project and mitigation measures will be recommended where needed.

## **15. Consistency with Plans and Policies**

This section of the EIR will summarize project consistency with City plans and policies relevant to the project area, such as the City of San Jose General Plan, the Diridon/Arena Area Strategic Development Plan, and the San Jose Downtown Strategy 2000. The physical impacts associated with any plan or policy conflicts would be addressed. Likewise, conflicts relating to federal, State, and regional policies would be addressed in the EIR.

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## **16. Cumulative and Growth Inducing Impacts**

The EIR will address the potentially significant cumulative impacts of the project when considered with other planned development. This analysis will cover all environmental topics discussed in the EIR (e.g., traffic, air quality, etc.) and will specify which areas are anticipated to result in significant cumulative impacts. Cumulative impacts will be discussed qualitatively, except where quantitative data on other planned developments are available prior to publication of the Draft EIR. Where appropriate, mitigation measures will be identified.

## **17. Alternatives to the Project**

The EIR will identify and address the potential impacts of four alternatives to the proposed project. These alternatives could include: 1) the CEQA required “No Project” alternative; 2) redevelopment of the project area to another use; 3) a redesigned site layout or adapted operating characteristics of the proposed use; and 4) a location alternative.